



CITY COUNCIL
ATLANTA, GEORGIA

02- R-1959

A RESOLUTION

BY COUNCILMEMBER H. LAMAR WILLIS

A RESOLUTION CORRECTING NUMERICAL/CLERICAL ERRORS IN PREVIOUSLY ADOPTED LEGISLATION, RESOLUTION NUMBER 96-R-0205 AND RESOLUTION NUMBER 00-R-1485, REGARDING THE CITY'S LEASE AGREEMENTS WITH CONCESSIONS/PASCHALS JOINT VENTURE FC-6033-94 AND HOST-TACO JOY JOINT VENTURE FC-6034-94; AND FOR OTHER PURPOSES.

WHEREAS, the City of Atlanta and Concessions/Paschals Joint Venture and Host-Taco Joy Joint Venture are parties to Lease Agreements FC 6033-94 and FC-6034-94, respectively, for food and beverage concessions at Hartsfield Atlanta International Airport (hereinafter "the Lease Agreement"); and

WHEREAS, Resolution 96-R-0205, attached hereto as Exhibit 1, authorized, among other things, an amendment to the Lease Agreement with Concessions/Paschals Joint Venture, but mistakenly referred to the Lease Agreement as FC-6037-94 rather than FC-6034-94; and

WHEREAS, Resolution 96-R-0205, attached hereto as Exhibit 1, authorized, among other things, an amendment to the Lease Agreement with Host-Taco Joy Joint Venture, but mistakenly referred to the Lease Agreement as FC-6039-94 rather than FC-6033-94; and

WHEREAS, Resolution 00-R-1485, attached hereto as Exhibit 2, authorized an amendment to the Lease Agreement, but mistakenly referred to the particular amendment as the third amendment rather than the fourth amendment; and

WHEREAS, Resolution 96-R-0205, attached hereto as Exhibit 1 and Resolution 00-R-1485, attached hereto as Exhibit 2, used slight variations of the official name of the concessionaire, "Concessions/Paschals Joint Venture"; and

WHEREAS, Resolution 96-R-0205, attached hereto as Exhibit 1, incorrectly references Resolution 95-R-0336 adopted March 20, 1995 and approved March 20, 1995 (that authorized the original lease agreements with Concessions/Paschals Joint Venture and Host-Taco Joy Joint Venture and is attached hereto as Exhibit 3) as Resolution 95-R-0335; and



WHEREAS, it is important to correct such legislation for the legislative record to accurately reflect the will and decisions of the Atlanta City Council.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA that Resolution 96-R-0205 is hereby corrected such that any reference in said Resolution to "Concessions/Paschals Joint Venture FC-6037-94" shall be changed to "FC-6033-94", that any reference in said Resolution to "Host-Taco Joy Joint Venture FC-6039-94" shall be changed to "FC-6034-94", that any reference in said resolution to Resolution 95-R-0335 be changed to 95-R-0336, that the name of the concessionaire "Concessions/Paschals Joint Venture" be consistently stated as such throughout the resolution, and that the remainder of Resolution 96-R-0205 shall remain the same.

BE IT FURTHER RESOLVED that Resolution 00-R-1485 is hereby corrected such that any reference in said Resolution to "Amendment No. 3" shall be changed to "Amendment No. 4", that the name of the concessionaire "Concessions/Paschals Joint Venture" be consistently stated as such throughout the resolution and that the remainder of Resolution 00-R-1485 shall remain the same.

A true copy,

Phanda Daughin Johnson
Municipal Clerk, CMC

ADOPTED by the Council
RETURNED WITHOUT SIGNATURE OF THE MAYOR
APPROVED as per City Charter Section 2-403

NOV 04, 2002

NOV 13, 2002

02-R-
Exhibit 1

27

96-R-0205

(Do Not Write Above This Line)

62

A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE AMENDMENTS TO THE CONCESSION OPERATING AGREEMENTS WITH CONCESSION / PASCHAL, JOINT VENTURE, FC-6037-94; HOST-TACO JOY, JOINT VENTURE, FC-6038-94; HARTSFIELD AIR VENTURES, JOINT VENTURE, FC-6039-94; HOST-CHARNEL, JOINT VENTURE, FC-6040-94; DONUTS-R-US, FC-6049-94; AND BUSINESS TRAVELER SERVICES, FC-6215-95; TO CHANGE THE COMMENCEMENT DATE IN EACH AGREEMENT FROM MARCH 31, 1996 TO APRIL 30, 1996; TO PROVIDE FOR ADJUSTING THE TERMINATION DATE IN EACH AGREEMENT; AND FOR OTHER PURPOSES.

ADOPTED BY

FEB 19 1996

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- ☐ CONSENT REFER
- ☐ REGULAR REPORT REFER
- ☐ ADVERTISE & REFER
- ☐ 1st ADOPT 2nd READ & REFER
- ☐ PERSONAL PAPER REFER

Date Referred

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Date Referred

Referred To:

First Reading

Committee _____
Date _____
Chair _____
Referred To _____

Committee

Transposition

Date

2-13-96

Chair

John M. Davis

Action:

Fav, Adv, Held (see rev. side)

Other:

Members

John M. Davis
John M. Davis
John M. Davis
John M. Davis
John M. Davis

Refer To

Committee

Date

2-15-96

Chair

Handwritten signature

Action:

Fav, Adv, Held (see rev. side)

Other:

as amended

Members

John M. Davis
John M. Davis
John M. Davis
John M. Davis
John M. Davis

Refer To

FINAL COUNCIL ACTION

- ☐ 2nd
- ☐ 1st & 2nd Readings
- ☒ Consent
- ☐ V Vote
- ☐ RC Vote

CERTIFIED

CERTIFIED

FEB 19 1996

CERTIFIED

FEB 19 1996

MAYOR'S ACTION

John M. Davis



**MUNICIPAL CLERK
ATLANTA, GEORGIA**

96-R -0205

A RESOLUTION

BY TRANSPORTATION, EXECUTIVE AND FINANCE COMMITTEES

A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE AMENDMENTS TO THE CONCESSION OPERATING AGREEMENTS WITH CONCESSION / PASCHAL, JOINT VENTURE, FC-6037-94; HOST-TACO JOY, JOINT VENTURE, FC-6039-94; HARTSFIELD AIR VENTURES, JOINT VENTURE, FC-6039-94; HOST-CHARNEL, JOINT VENTURE, FC-6040-94; DONUTS-R-US, FC-6049-94; BUSINESS AND TRAVELER SERVICES, FC-6215-95; TO CHANGE THE COMMENCEMENT DATE FROM MARCH 31, 1996 TO APRIL 30, 1996; TO PROVIDE FOR ADJUSTING THE TERMINATION DATE IN EACH AGREEMENT; AND FOR OTHER PURPOSES.

WHEREAS, Resolution No. 95-R-0335, adopted March 20, 1995, and approved March 20, 1995, authorizing the award and execution of lease agreements with prime concessionaires for Concession Packages Nos. 1 (FC-6037-94), 2 (FC-6038-94), 7 (FC-6039-94) and 8 (FC-6040-94), and Resolution No. 95-R-0666, adopted May 15, 1995 and approved May 21, 1995, authorizing the award and execution of lease agreements with prime concessionaires for Concession Package No. 5 (FC-6049-95), and Resolution No. 95-R-1385, adopted September 18, 1995, and approved September 18, 1995, authorizing the award and execution of lease agreements with prime concessionaire for Concession Package (FC-6215-95), under the new Airport Concessions Program at Hartsfield Atlanta International Airport, define the commencement dates in Section 2.1 to be the earlier of either: (a) the completion of the phased-in redevelopment plan for the Premises as bid; or (b) March 31, 1996; and

WHEREAS, the design and construction of the concession spaces have experienced unforeseen delays which will result in a delay in the completion of a majority of the concession spaces; and

WHEREAS, it is reasonable and appropriate to extend the commencement date to April 30, 1996, for the payment of rentals as set forth in the lease agreements; and

WHEREAS, the lease and amortization schedule for base building improvements will be extended based upon the ratio of the number of locations in service to the total number of locations under the lease. In example, if thirty out of forty locations under one lease are in service as of May 1, 1996, then a nine month extension would be granted to the prime on all forty locations and the ten out-of-service locations would have to be sealed off with painted and taped gypsum wallboard until the expiration of the construction moratorium; and



WHEREAS, all other terms and conditions in the Lease agreements will remain in full forces and effect including but not limited to terms providing for the payment of applicable percentage rates, and pricing for goods and services; and

WHEREAS, the Aviation General Manager with the concurrence of the contracting Airlines recommends that it is in the best interest of the City, the Airlines, the Concessionaires, and the Passengers that the date of commencement be extended.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF ATLANTA that the Mayor be and hereby is authorized to execute on behalf of the City of Atlanta Amendments to said Concession Agreements with Concession / Paschal, Joint Venture, FC-6037-94; Host-Taco Joy, Joint Venture, FC-6038-94; Hartsfield Air Ventures, Joint Venture, FC-6039-94; Host-Charnel, Joint Venture, FC-6040-94; Donuts-R-Us, FC-6049-94; and Business Traveler Services, FC-6215-95; which shall change the Commencement Date as set forth in Section 2.1 of each Agreement to be defined as the earlier of either: (a) the completion of the phased-in redevelopment plan for the Premises as bid; or (b) April 30, 1996.

BE IT FURTHER RESOLVED that the City Attorney be and hereby is directed to prepare said Amendments for execution by the Mayor, to be approved by the City Attorney.

BE IT FURTHER RESOLVED that said Concession Agreements may be further amended to adjust the termination dates by extending each respective agreement based upon the ratio of the number of concession locations in service as of May 1, 1996, to the total number of locations under lease.

BE IT FINALLY RESOLVED that Amendments shall not become binding upon the City of Atlanta, and the City shall incur no obligation nor liability thereunder until same has been executed by the Mayor and delivered to the respective Concessionaires.

A true copy.


Olivia Parks Woods
Municipal Clerk, CMC

ADOPTED as Amended by City Council February 19, - 27, 1996
APPROVED by the Mayor March 3, 1996

02-R-
Exhibit 2

00- R-1485

(Do Not Write Above This Line)

A RESOLUTION BY

TRANSPORTATION COMMITTEE

A RESOLUTION AUTHORIZING THE EXECUTION OF AMENDMENT NO. 3 TO CONCESSIONS/PASCHAL JOINT VENTURE, FC-6033-94, TO REFLECT THE LEASING OF ADDITIONAL SPACE ON CONCOURSES A AND C AT THE WILLIAM B. HARTSFIELD ATLANTA INTERNATIONAL AIRPORT; AND FOR OTHER PURPOSES

ADOPTED BY
OCT 0 2 2000
COUNCIL

- ☐ CONSENT REFER
- ☐ REGULAR REPORT REFER
- ☐ ADVERTISE & REFER
- ☐ 1st ADOPT 2nd READ & REFER
- ☐ PERSONAL PAPER REFER

Date Referred

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Date Referred

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First Reading

Committee _____
Date _____
Chair _____
Referred to _____

Committee <i>Transportation</i>	Committee
Date <i>9-27-00</i>	Date
Chair <i>[Signature]</i>	Chair
Action: Fav, Adv, Hold (see rev. side)	Action: Fav, Adv, Hold (see rev. side)
Other:	Other:
Members <i>[Signatures]</i>	Members
Refer To	Refer To

Committee	Committee
Date	Date
Chair	Chair
Action: Fav, Adv, Hold (see rev. side)	Action: Fav, Adv, Hold (see rev. side)
Other:	Other:
Members	Members
Refer To	Refer To

FINAL COUNCIL ACTION

- ☐ 2nd
- ☐ 1st & 2nd
- ☒ 3rd
- Readings
- ☐ Consent
- ☐ V Vote
- ☒ RC Vote

CERTIFIED

CERTIFIED
OCT 2 2000
ATLANTA CITY COUNCIL PRESIDENT
[Signature]

CERTIFIED
OCT 0 2 2000
MAYOR'S ACTION
[Signature]
MUNICIPAL CLERK

MAYOR'S ACTION

OCT 1 0 2000

[Signature]



**CITY COUNCIL
ATLANTA, GEORGIA**

RESOLUTION BY

TRANSPORTATION COMMITTEE

00-*R*-1485

**A RESOLUTION AUTHORIZING THE EXECUTION OF
AMENDMENT NO. 3 TO CONCESSIONS/PASCHAL JOINT
VENTURE, FC-6033-94, TO REFLECT THE LEASING OF
ADDITIONAL SPACE ON CONCOURSES A AND C AT THE
WILLIAM B. HARTSFIELD ATLANTA INTERNATIONAL
AIRPORT; AND FOR OTHER PURPOSES**

WHEREAS, on April 1, 1995 the City of Atlanta ("City"), entered into a lease agreement, for Formal Contract # 6033-94, with Concessions/Paschal Joint Venture, ("Tenant") for a food and beverage prime concession at the William B. Hartsfield Atlanta International Airport (the "Airport") (hereinafter referred to as the "Lease"); and

WHEREAS, the Tenant currently operates several concessions in the Airport and desires to operate six additional food and beverage concessions located on Concourses A and C, as follows:

<u>Location</u>	<u>Concept</u>	<u>Square Footage</u>
A-F4	Plane Delicious	549
C-F00	Last Call North	1,004
C-F8	Columbo	342
C-F11	Last Stop South	479
C-F10	Jazzman	2,124
C-24	Proposed CNN Restaurant	<u>3,804</u>
	Total Square Footage	<u>8,302</u>

WHEREAS, the Lease provides for expansion of undeveloped space and gives the right of first refusal to the current tenant; and

WHEREAS, the Tenant will pay all costs for base building and tenant improvements and the City will not incur or reimburse for any such costs or expenses; and

WHEREAS, the payment of rental amounts to the Airport for this amendment are:

<u>Product</u>	<u>% of Gross Revenues</u>
Food and non-alcoholic beverages	12%
Beer, wine and alcoholic beverages	18%
All retail sold in food and beverage locations (<u>as merchandise type</u>) if approved	14%

WHEREAS, the Aviation General Manager and the Tenant agree that the addition of the above concepts are desired services for the accommodation and convenience of the passengers and general public using Concourses A and C; and



WHEREAS, the new concepts will provide increased service and variety to the passengers and it is in the best interest of the City to approve and add these locations and concepts; and

WHEREAS, the Aviation General Manager recommends that the Tenant operate these additional locations as they will provide additional revenues to the Airport.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF ATLANTA as follows:

SECTION 1. That the Lease be amended to add the following additional concepts and square footages:

<u>Location</u>	<u>Concept</u>	<u>Square Footage</u>
A-F4	Plane Delicious	549
C-F00	Last Call North	1,004
C-F8	Colombo	342
C-F11	Last Stop South	479
C-F10	Jazzman	2,124
C-24	Proposed CNN Restaurant	<u>3,804</u>
	Total Square Footage	<u>8,302</u>

SECTION 2. That the Lease be amended to include the above concepts with terms and conditions to include:

- a. Rental, as a percentage of gross revenue in the amounts of 12% for food & non-alcoholic beverages, 18% for beer, wine, and alcoholic beverages and 14% for approved retail merchandise.
- b. That all costs for base building and tenant improvements, including design, equipment, and fixtures be paid by the Tenant and the City will not incur or reimburse for any costs or expenses to the locations.
- c. Such other terms and conditions that are in the best interest of the City as approved by the City Attorney.

SECTION 3. That the City Attorney is hereby directed to prepare an amendment to Formal Contract #6033-94, amending appropriate sections of the Lease in conformity with this Resolution, for execution by the Mayor.

SECTION 4. That the amendment shall not become binding upon the City, and the City shall incur no obligation nor liability thereunder until the same is executed by the Mayor and delivered to Concessions/Paschals, Joint Venture.

SECTION 5. That all Resolutions and parts thereof in conflict herewith are hereby repealed.

A true copy,

Shanda Daughin Johnson
Municipal Clerk, CMC

ADOPTED by the Council
APPROVED by the Mayor

OCT 02, 2000
OCT 10, 2000

02-R-
Exhibit 3

95-2-0336

(Do Not Write Above This Line)

A RESOLUTION
BY EXECUTIVE, TRANSPORTATION, AND FINANCE
COMMITTEE
A RESOLUTION AUTHORIZING THE AWARD AND
EXECUTION BY THE MAYOR OF FOUR AIRPORT
CONCESSION LEASE AGREEMENTS: (1) LEASE
NO. FC 6033-94 FOR AIRPORT FOOD & BEVERAGE
CONCESSION PACKAGE ONE; (2) LEASE NO. FC
6034-94 FOR AIRPORT FOOD & BEVERAGE CON-
CESSION PACKAGE TWO; (3) LEASE NO. FC
6039-94 FOR AIRPORT RETAIL CONCESSION
PACKAGE SEVEN; AND (4) LEASE NO. FC
6040-94 FOR AIRPORT RETAIL CONCESSION
PACKAGE EIGHT; AND FOR OTHER PURPOSES.

ADOPTED BY

MAR 20 1995

COUNCIL

Substitute

- ☐ CONSENT REFER
- ☐ REGULAR REPORT REFER
- ☐ ADVERTISE & REFER
- ☐ 1st ADOPT 2nd READ & REFER
- ☐ PERSONAL PAPER REFER

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First Reading

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Date
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EXEUTIVE
3/18/95
Chair: [Signature]
Action: [Signature]
Fav, Adv, Held (see rev. side)
Other: [Signature]
Members: [Signature]

TRANSPORTATION
3/18/95
Chair: [Signature]
Action: [Signature]
Fav, Adv, Held (see rev. side)
Other: [Signature]
Members: [Signature]

Refer To
TRANSPORTATION

Refer To
FINANCE

Finance
3-16-95
Chair: [Signature]
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Other: [Signature]
Members: [Signature]

Committee
Date
Chair
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Fav, Adv, Held (see rev. side)
Other
Members

Refer To
SUBSTITUTE
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[Signature]
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FINAL COUNCIL ACTION

☐ 2nd ☐ 1st & 2nd
Readings
☐ Consent ☐ 7/ Vote

CERTIFIED

CERTIFIED
MAR 20 1995
MAYOR'S OFFICE
COUNCIL PRESIDENT

CERTIFIED
MAR 20 1995
MAYOR'S OFFICE
MUNICIPAL CLERK OF COUNCIL

MAYOR'S ACTION

MAR 20 1995
[Signature]

FINAL

MUNICIPAL CLERK
ATLANTA, GEORGIA

95-R-D336



A SUBSTITUTE RESOLUTION

BY EXECUTIVE, TRANSPORTATION, AND FINANCE COMMITTEES

A SUBSTITUTE RESOLUTION AUTHORIZING THE AWARD AND EXECUTION BY THE MAYOR OF FOUR AIRPORT CONCESSION LEASE AGREEMENTS: (1) LEASE NO. FC 6033-94 FOR AIRPORT FOOD & BEVERAGE CONCESSION PACKAGE ONE WITH CONCESSIONS/PASCHALS, JV; (2) LEASE NO. FC 6034-94 FOR AIRPORT FOOD & BEVERAGE CONCESSION PACKAGE TWO WITH HOST-TACO JOY JOINT VENTURE; (3) LEASE NO. FC 6039-94 FOR AIRPORT RETAIL CONCESSION PACKAGE SEVEN WITH HARTSFIELD AIR VENTURES; AND (4) LEASE NO. FC 6040-94 FOR AIRPORT RETAIL CONCESSION PACKAGE EIGHT WITH HOST-CHARNEL JOINT VENTURE; AND FOR OTHER PURPOSES.

WHEREAS, the City's Bureau of Purchasing & Real Estate and Department of Aviation advertised for competitive bids from qualified firms for the right to operate food and beverage concessions and retail merchandise concessions, as prime concessionaires, in certain locations in the Central Passenger Terminal Complex at Hartsfield Atlanta International Airport, with such locations being grouped together in four separate packages with each to be operated under a separate lease agreement with the City; and

WHEREAS, bids have been received, opened and read publicly, and evaluated, and the Purchasing Director and the Aviation General Manager have recommended that concession leases be awarded to the four firms identified hereinbelow as having made the highest, most responsive and responsible bids for the concessions packages indicated.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF ATLANTA that the Mayor be and he hereby is authorized to award and to execute on behalf of the City of Atlanta the following concession lease agreements to the firm indicated:

- A. Lease No. FC 6033-94, Food & Beverage Concession Package One, with CONCESSIONS/PASCHALS, JV.
- B. Lease No. FC 6034-94, Food & Beverage Concession Package Two, with HOST-TACO JOY JOINT VENTURE.
- C. Lease No. FC 6039-94, Retail Concession Package Seven, with HARTSFIELD AIR VENTURES, a joint venture.
- D. Lease No. FC 6040-94, Retail Concession Package Eight, with HOST-CHARNEL JOINT VENTURE.

BE IT FURTHER RESOLVED that the Department of Aviation and the Office of Contract Compliance will report back to the City Council within thirty (30) days after final execution of the lease agreements, giving the status of each prime concessionaire's

FINAL



compliance with the City's Equal Business Opportunity subleasing goals and all other City requirements.

STILL FURTHER RESOLVED that the City Attorney be and hereby is directed to prepare said Lease Agreements for execution by the Mayor, to be approved as to form by the City Attorney.

FINALLY RESOLVED that said Lease Agreements shall not become binding upon the City of Atlanta, and the City of Atlanta shall incur no obligation nor liability under said Agreements until the same have been signed by the Mayor and delivered to the respective firms, in each instance.

A true copy,

Delia F. Woods
Municipal Clerk, CMC

ADOPTED by the City Council
APPROVED by the Mayor

March 20, 1995
March 20, 1995

RCS# 4218
11/04/02
7:15 PM

Atlanta City Council

Regular Session

RESOLUTION

Correct Error in Airport
Concession Lease Agreement
ADOPT

YEAS: 10
NAYS: 1
ABSTENTIONS: 0
NOT VOTING: 4
EXCUSED: 0
ABSENT 1

Y Smith	Y Archibong	N Moore	Y Mitchell
Y Starnes	NV Fauver	NV Martin	B Norwood
Y Young	Y Shook	NV Maddox	Y Willis
Y Winslow	Y Muller	Y Boazman	NV Woolard

RESOLUTION

02-R-1959
(Do Not Write Above This Line)

ADOPTED BY
NOV 04 2002

A RESOLUTION
COUNCIL

BY COUNCILMEMBER H. LAMAR
WILLIS

A RESOLUTION CORRECTING
NUMERICAL/CLERICAL ERRORS IN
PREVIOUSLY ADOPTED
LEGISLATION, RESOLUTION
NUMBER 96-R-0205 AND
RESOLUTION NUMBER 00-R-1485,
REGARDING THE CITY'S LEASE
AGREEMENTS WITH
CONCESSIONS/PASCHALS JOINT
VENTURE PC-6033-94 AND HOST-
TACO JOY JOINT VENTURE PC-6034-
94, AND FOR OTHER PURPOSES.

- ☐ **CONSENT REFER**
- ☐ **REGULAR REPORT REFER**
- ☐ **ADVERTISE & REFER**
- ☐ **1st ADOPT 2nd READ & REFER**
- ☐ **PERSONAL PAPER REFER**

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First Reading

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Date _____
Chair _____
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Committee

Date _____

Chair _____

Action _____

Fav, Adv, Hold (see rev. side)

Other _____

Members _____

Committee

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Fav, Adv, Hold (see rev. side)

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Committee

Date _____

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Other _____

Members _____

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FINAL COUNCIL ACTION

☐ 2nd ☐ 1st & 2nd ☐ 3rd

☐ Consent ☐ V Vote ☒ RC Vote

CERTIFIED

NOV 04 2002

NOV 13 2002

MAYOR'S ACTION

NOV 13 2002

WITHOUT SIGNATURE
BY OPERATION OF LAW